Staff Use Only

FAIRFAX COUNTY, VIRGINIA 2005 SOUTH COUNTY AREA PLANS REVIEW NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Date Accepted: Planning District: Special Area:
•
nination):
necessary. Each owner of a nominated parcel must
o that organization below or on an attached page:
■ Mount Vernon □ Springfield
<u>19196</u> sq. ft. <u>19.50</u> acres
a No
<u> </u>

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 $\frac{1}{2}$ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

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SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: See Test Faorn Corp Pan Arracled Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Current Plan Map Designation: 16 to 20 Du lacal

Proposed Comprehensive Plan Designation: RESIDENTIAL

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not accentable.

Categories	Percent of
	Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOT	AL 100%

^{*} If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

Residential Land Use Cate	egories
Categories expressed in dwelling	Number of
units per acre (du/ac)	Units
.12 du/ac (5-10 acre lots)	
.25 du/ac (2-5 acre lots)	
.5-1 du/ac $(1-2$ acre lots)	
1 – 2 du/ac	
2 – 3 du/ac	
3 – 4 du/ac	
4 – 5 du/ac	
5 – 8 du/ac	
8 – 12 du/ac	
12 – 16 du/ac	
16 – 20 du/ac	
20 + du/ac**	
	40-50 du/a @
	950 sc

^{**} If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☑ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- □ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to: Fairfax County Planning Commission Office Government Center Building, Suite 330 12000 Government Center Parkway **APR# 05-IV-21MV** Fairfax, Virginia 22035-5505 Page 2 of 16

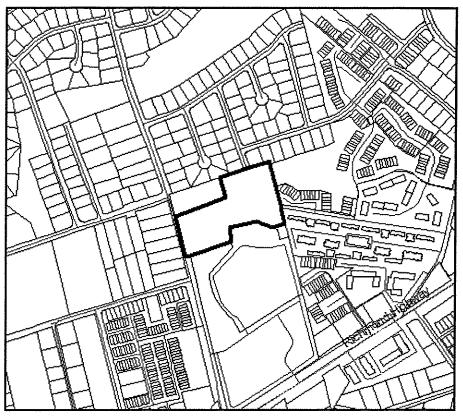
SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below. IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Signature of Owner or Certified Receipt Number	7005 1160 0001 9241 9484	7005 1160 0001 9241 9507					
Parcel Size in Acres	12.39	7.11					
Mailing Address of Owner	PO Box 232 Vienna, VA 22183	12025 Club Commons Drive Glen Allen, VA 23060					
Street Address of Parcel	ge Lane	Colony					
Name of Property Owner	Albert Rubin C/o John Karlson	Elaine M. Gillikin C/o Ronald M. Rubin					
 Tax Map Number	1013-01-0008	1013-01-0007	R# 05- Page 3	-IV-21N of 16	NV _		

1013 01 0007 N/A

GILLIKIN ELAINE M ET AL



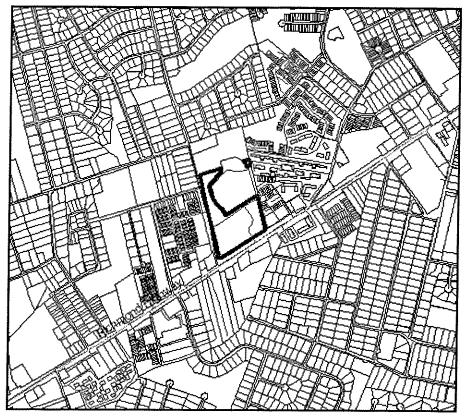
Aerial Imagery © 2002 Commonwealth of Virginia Fairfax © 2003

Source: Fairfax County Department of Tax Administration, Real Estate Division.

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1013 01 0008 8496 MADGE LA

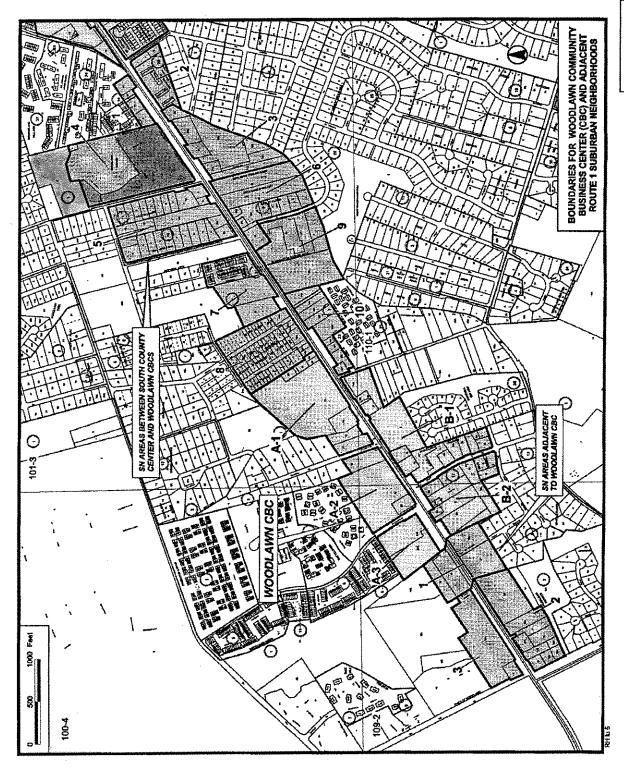
RUBIN ALBERT L ET AL



Aerial Imagery © 2002 Commonwealth of Virginia Fairfax @ 2003

Source: Fairfax County Department of Tax Administration, Real Estate Division.

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SUBURBAN NEIGHBORHOOD AREAS BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC

(Refer to Figure 11 for recommendations 1-10)

- 1. This area is located on the west side of Richmond Highway between the southern end of Buckman Road and Blankenship Street and is planned for retail and/or office use up to .35 FAR.
- 2. Potomac Square and Tax Map parcels 101-3((3))1 and 2 are planned for townhouse-style office and/or retail use up to .35 FAR with building heights up to 40 feet.
- 3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1))31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.
 - The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.
- The area located on the west side of Richmond Highway between Frye Road and SkyView Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map. As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:
 - Substantial parcel consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;
 - Residual parcels not included in the initial rezoning under this option may be appropriate for residential use up to 8 dwelling units per acre provided that units are fully integrated and compatible with development, either approved or constructed, under the initial rezoning in terms of unit type, design and architecture;
 - Single-family detached units should be located at the northern end of the area across from the single family detached community along Manor Drive;
 - Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
 - Access should be provided from both Sky View Drive and Frye Road, and these two
 roadways should be interconnected with the internal street system for the residential
 development. There should be no access to Richmond Highway.



SECTION 6: JUSTIFICATION

"The proposal would better achieve the plan objectives than what is currently in the adopted plan."

The parcel(s) is/are currently extremely underutilized and the market would support redevelopment of the property.

Hada, JayJeev

From: Hada, JayJeev

Sent: Friday, October 21, 2005 3:11 PM

To: 'jwooldridge@tcresidential.com'

Subject: APR Nomination Clarification Request

Dear Mr. Wooldridge,

My name is Jayjeev Hada and I am the coordinator for the Lee District APR nominations. First of all, I would like to clarify that among your submitted nominations, five are in Lee Magesterial District and not in the Mt. Vernon Magesterial District. The nominations, however, are in the Mount Vernon PLANNING DISTRICT which is shared by both the Magesterial Districts. Besides this issue there are others listed below that require clarification.

- 1. All except the nomination involving parcels 101-3((1))7, 8 are proposed for a mixed use for which you need to specify the intended overall site FAR.
- 2. Acreage for the nomination involving parcel 101-4((1))9A should be 3.64 and not 11.37 as indicated on the 1st page of the nomination form. Also, for the same nomination, the Plan Map designation is only "Retail and Other" and not 2-3 DU/AC.

Please provide the requested information by October 26th, 2005. If you have other questions, please call me at 703 324 1353

Thank You.

Jayjeev Hada Planner II PD, DPZ

Hada, JayJeev

From: Hada, JayJeev

Sent: Tuesday, November 01, 2005 11:40 AM

To: 'jwooldridge@tcresidential.com'

Subject: FW: APR Nomination Clarification Request

Josh,

I am am resending you the email I sent you on October 21st. To this I also wanted to add that for the nomination in the Woolawn Garden Apartments area, parcel 101-3((1))7 is planned for 8-12 du/ac whereas you have indicated the entire area as 16-20 du/ac. Only parcel 101-3((1))8 is planned 16-20 du/ac. Please include this in your clarification.

Thank You.

Jayjeev Hada Planner II PD, DPZ 703 324 1353

----Original Message-----From: Hada, JayJeev

Sent: Friday, October 21, 2005 3:11 PM **To:** 'jwooldridge@tcresidential.com'

Subject: APR Nomination Clarification Request

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- 1. All except the nomination involving parcels 101-3((1))7, 8 are proposed for a mixed use for which you need to specify the intended overall site FAR.
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Please provide the requested information by October 26th, 2005. If you have other questions, please call me at 703 324 1353

Thank You.

Jayjeev Hada Planner II PD, DPZ

Hada, JayJeev

Subject: FW: One more clarification for 2005 APR Nomination

----Original Message----

From: Wooldridge, Josh [mailto:jwooldridge@tcresidential.com]

Sent: Tuesday, November 01, 2005 5:52 PM

To: Vandam, Meghan D **Cc:** Hada, JayJeev

Subject: RE: One more clarification for 2005 APR Nomination

Guys:

Please find attached the clarifications for our Richmond Highway Nominations. Meghan, I simply took your spreadsheet and added a column that shows our proposed development program for each site. This should clarify your questions to the FAR's with residential and retail. Essentially, I tried to retain the existing retail, so you will notice the amount of retail remains pretty similar in our proposal but then we add the residential as well. When you all pointed out to me where I incorrectly cited the sector plan I just wrote that we defer to you guys and acknowledge the sections you mention. The planning commission reviewer recommended picking the closest sub sections. Let me know if you still need me to pull the text, you guys probably already have though or can find it quicker than I can.

The only thing I owe you Meghan is a better clarification letter that you can include with all our sites. I'm working on that now and will finish tonight. I'll email on Wednesday morning. I hope it is a little more eloquent than my one sentence saying all the parcels on Richmond Highway are underutilized.

Let me know if you need anything additional. Thanks!

JOSH L. WOOLDRIDGE Development Coordinator

Development Coordinator Trammell Crow Residential (301) 255-6015

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO:

Josh Wooldridge, Trammell Crow Residential

DATE: October 31, 2005

FROM:

Meghan Van Dam

Department of Planning and Zoning

SUBJECT:

2005 APR Mount Vernon Nominations

REFERENCE: Clarification from Nominator

To follow up on our conversation last week, I have listed below the nominations for the Mount Vernon District submitted in the 2005 APR cycle by Trammell Crow Residential. I have also included a brief review of the clarifications that we discussed last week. We need these clarifications from you as soon as possible in order to continue a timely review of your nominations. If you have any further questions, please feel free to call me at 703.324.1363. I also will contact you when we schedule the Task Force meetings in the next few months.

Thank you, Meghan Van Dam

Nominator /	Parcel	Clarification	Proposed FAR w/	Aggregate
SITE	Numbers		retail	Size
Josh Wooldridge	08333-01- 0022C 0833-01-0022D 0833-01-0022B	Land unit recommendations can be found in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-unit D (parcels 5, 5A, & B).	TCR PROGRAM: Propose: 1.5 FAR	190,425 sf (4.37 Acres)
1. PENN DAW Shopping Center	0833-09- 010005 0833-09-01B		Proposed Gross Size: 285,637.5 sf	
	0833-03- 010005A	CLARIFICATION:	Proposed Retail SF: 45,637.5 (15% Total	٠
		We acknowledge the land unit recommendations for the Penn Daw shopping center are located in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-	Site) Proposed	
		unit D (parcels 5, 5A, & B).	Residential SF: 240,000 (85% Total Site)	
Josh Wooldridge	1013010031C 1013010032	land area includes tax map parcel 101-3 ((1)) 28, which was not listed in your property owner	TCR PROGRAM:	652,054 sf (14.97 acres)
	1013010033 -omit	notification list. Please clarify whether you would like to include this parcel within your nomination. If	Propose: 1.0 FAR	
	101309010001 — omit	so, you will need to send a notification letter to them and verify with the Planning Commission office that	Proposed Gross Size: 652,054 sf	
2.Smitty's	101309010002	it has been sent.		
Building Supply Assemblage	omit 101309010003	CLARIFICATION	Proposed Retail SF: 52,054 (8% Total	
6 -	-omit		Site)	
	101309010004 omit	Please omit parcels 1012010033 + 10130901000(1-4) as they are already nominated and under	Proposed	
	101-3((1))29C	contract by another developer.	Residential SF:	
	101-3((1))30		600,000 (92% Total	

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	101-3((1))30B 101-3 ((1)) 31B <u>ADDING:</u> 101-3 ((1)) 28	I WILL notify the owner of parcel 101-3 ((1)) 28 that we are nominating their site. You will not receive a copy of their notification letter until Wednesday November 1, 2005.	Site)	
Josh Wooldridge	109-2 ((1)) 24		TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size:	372,381 sf (8.55 acres)
Josh Wooldridge	9303 ((1)) 30	County: Tax map parcel 0933-01-0030, you have indicated that the Plan recommendation for this parcel is included with the Richmond Highway Corridor Area; however, this parcel is located outside of this Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District. CLARIFICATION: Site is not addressed in the Richmond Highway Sector plan but instead recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.	TCR PROGRAM: Propose: .60 FAR Proposed Gross Size: 1,966,472 sf No retail proposed Proposed Additional Residential SF: 375 Units - 393,750 sf	3,277,454 sf (75.24 acres)
Josh Wooldridge	83-3-01-0022C 83-3-01-022D 83-3-01-0022B 83-3-09-01-005 83-3-09-01B	SEE ABOVE—Penn Daw Shopping Center	:	171830 sf (3.94 acres)
Josh Wooldridge	83 3 09 01 05A 101-3 ((1)) 38	tax map parcel 1013-01-0038, you have indicated that the Plan recommendation for this parcel is included within the Richmond Highway Corridor Area; however, this parcel is located outside of the	TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 238,212 sf	238,212 sf (5.47 acres)

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		Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning District. CLARIFICATION: We are aware that actual site recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning instead of our previous indication that the site is located within the Richmond Highway Corridor Area.	Proposed Residential SF: 238,212 (220 Units)	
Josh Wooldridge	101-3 ((1)) 71	County: For the nomination involving tax map parcel 1013-01-0071 of approximately 14 acres, please clarify if your intention is to build the 40-50 du/ac density, which could result in 560 to 700 multi-family units or the 400 multi-family units, indicated on your nomination form. CLARIFICATION: We would propose 30 DU/AC for the residential which would yield 415 units. Please see FAR calculations to the right.	Proposed Gross Size: 603,698 sf Proposed Retail SF: 103,698 (17% Total Site) Proposed Residential SF: 500,000 (83% Total Site) 30 DU/AC: 415 Units Residential	603,698 sf (13.86 acres)
Josh Wooldridge	109-2 ((1)) 21B 109-2 ((1)) 21C		TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 303,439 sf Proposed Retail SF: 53,439 (18% Total Site) Proposed Residential SF: 250,000 (82% Total Site)	303,439 sf (6.97 acres)
Josh Wooldridge	109-1 ((1)) 037 109-1 ((1)) 039 109-1 ((1)) 041 109-1 ((1)) 42	County: involving the properties located in the Village of Accotink, you have indicated that the Comprehensive Plan map has a recommendation of residential use at 16-20 du/ac, retail and other, while there is not Plan text recommendation for this area.	TCR PROGRAM: Propose: 2.5 FAR Proposed Gross Size: 107,097 sf	42,839 (.98 acres)

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Residential NOVEMBER 1 20051-2.doc

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		Please note that the Plan map recommends residential use at 5-8 du/ac and 16-20 du/ac, and more specific Plan text recommendations are located within Sub-unit LP4: Fort Belvoir Planning Sector of the Lower Potomac Planning District. Furthermore, you have specified that the aggregate square footage for this property is 95,000 square feet (2.18 acres); however, the nominated property includes in 62,000 square feet. Please clarify this discrepancy and in your proposed Plan text, please include the parcel numbers and corresponding recommendation that you would like to amend. CLARIFICATION: We were not previously aware that there were specific site recommendations in the Fort Belvoir Planning Sector for the Village of Accotink. We would like to propose an FAR of 2.5 and we actually nominated 42,839 sf.	7,097 (7% Total Site) Proposed Residential SF: 100,000 (93% Total Site)	
Josh Wooldridge	1013-01-0007 1013-01-0008	County: To this I also wanted to add that for the nomination in the Woodlawn Garden Apartments area, parcel 101-3((1))7 is planned for 8-12 du/ac whereas you have indicated the entire area as 16-20 du/ac. Only parcel 101-3((1))8 is planned 16-20 du/ac. Please include this in your clarification.	TCR PROGRAM: Propose: .65 FAR Proposed Gross Size: 552,500 sf No Retail	849197.844 19.5 Acres
g, w	,	CLARIFICATION: We would like to nominate both parcels for an FAR of .65 which would equate to a new density of 22.5 and the possible construction of 450 Multifamily Units at an average square footage of 1,000 sf. This would increase the number of units on site by 210 units.	Equates to 22.5 Units / Acre for both parcels. Density for both parcels is currently 12.	,
osh Wooldridge	1014-01- 0009A	County: Acreage for the nomination involving parcel 101-4((1))9A should be 3.64 and not 11.37 as indicated on the 1st page of the nomination form. Also, for the same nomination, the Plan Map designation is only	TCR PROGRAM: Propose: 2.0 FAR Proposed Gross Size: 317,614 sf	158807 (3.64 Acres)
05-14-20th	TOTAL PARTIES AND	"Retail and Other" and not 2-3 DU/AC. CLARIFICATION: We recognize we made a calculation error and the size of the nominate parcel should only be	Proposed Retail SF: 47,614 (15% Total Site) Proposed Residential SF: 270,000 (85% Total	

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1, NJ 20 MM	3.64 Acres. In addition, we would also like to correct the Plan Map designation of 2-3 DU/AC and instead list it as only "Retail and Other." Please see proposed development program to the right.	Site)	
07			

Clarifications:

- 1. The intensity (floor to area ratio) for each of the nominations that include a mixed-use component within them. We also would like an estimated size (square footage) of the retail component.
- 2. For the nomination involving tax map numbers: 1013-01-0031C, 1013-01-0032, 1013-01-0033, 1013-09-010001, 1013-09-010002, 1013-09-010003, 1013-09-010004, 1013-01-0029C, 101-3-01-30, 101-3-01-30B, 101-3-01-0031B, you have nominated an amendment to the Comprehensive Plan (Plan) recommendation #3 in the Suburban Neighborhood areas between South County CBC and Woodlawn CBC. This land area includes tax map parcel 101-3 ((1)) 28, which was not listed in your property owner notification list. Please clarify whether you would like to include this parcel within your nomination. If so, you will need to send a notification letter to them and verify with the Planning Commission office that it has been sent.
- 3. For the nomination involving tax map parcel 0933-01-0030, you have indicated that the Plan recommendation for this parcel is included with the Richmond Highway Corridor Area; however, this parcel is located outside of this Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.
- 4. For the nomination involving tax map parcel 1013-01-0038, you have indicated that the Plan recommendation for this parcel is included within the Richmond Highway Corridor Area; however, this parcel is located outside of the Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning District.
- 5. For the nomination involving tax map parcel 1013-01-0071 of approximately 14 acres, please clarify if your intention is to build the 40-50 du/ac density, which could result in 560 to 700 multi-family units or the 400 multi-family units, indicated on your nomination form.
- 6. For the nomination involving the properties located in the Village of Accotink, you have indicated that the Comprehensive Plan map has a recommendation of residential use at 16-20 du/ac, retail and other, while there is not Plan text recommendation for this area. Please note that the Plan map recommends residential use at 5-8 du/ac and 16-20 du/ac, and more specific Plan text recommendations are located within Sub-unit LP4: Fort Belvoir Planning Sector of the Lower Potomac Planning District. Furthermore, you have specified that the aggregate square footage for this property is 95,000 square feet (2.18 acres); however, the nominated property includes in 62,000 square feet. Please clarify this discrepancy and in your proposed Plan text, please include the parcel numbers and corresponding recommendation that you would like to amend.